

**12509 98 Street
Grande Prairie, Alberta**

MLS # A2184465



\$355,000

Division:	Scenic Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,104 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Full, Partially Finished

Exterior: Concrete, Wood Frame

Foundation: Poured Concrete

Features: Built-in Features

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: rs

Utilities: -

Inclusions: garage heater

4 bed 2 bath house with attached heated garage with BONUSSES! Backing onto a kids park, Quartz kitchen counters, New Shingles in 2024 and QUICK possession! This home features an inviting entry and a living room with vaulted ceilings and large windows for a bright and open feel. The kitchen has lots of counter space, stainless steel appliances and quartz counter plus a door leading to the deck. To finish off the main floor there are 3 large bedrooms and 2 bathrooms. The main floor master bedroom has a walk in closet and full ensuite with a shower. The partially finished basement has a large recroom and large bedroom and there is a framed in area for a bathroom. There is also a large crawl space storage area under the living room which is great for canning and christmas decorations. The double garage has a natural gas heater, 220v welder plug and is a great space for projects. The owner has the furnace serviced every fall.